

SURVEY NOTE:
BENCHMARK: TRIANGLE ON CURB
NAVD ELEVATION = 559.26'

EXTERIOR ROUTE FROM DETACHED GARAGE
PER LOCAL CODE AMMENDMENT R320
decomposed granite pathway
max. slope = 1:12

NEW 2-STORY HOUSE
top of slab = 564.25
average adjacent grade = 562.35
first floor [1570 sf]
second floor [1202 sf]
covered front porch [46 sf]
covered side porch [114 sf]
covered rear porch [86 sf]
covered balcony [56 sf]

NOTE ON OVERHANGS IN SETBACKS AT WEST & SOUTH PROPERTY LINES
overhangs that extend into required yards must provide 1-hr. rating per 2015 IRC table R302.1(1).
[i.e., solid "handsoffit" or equal at underside, no venting]
overhang MAY NOT project more than 2'-0" into sideyard

NEW 2-CAR GARAGE
top of slab = 565.90
average adjacent grade = 564.85
detached 2-car garage [442 sf]

NOTE ON OVERHANGS IN SETBACKS AT EAST & SOUTH PROPERTY LINES
overhangs that extend into required yards must provide 1-hr. rating per 2015 IRC table R302.1(1).
[i.e., solid "handsoffit" or equal at underside, no venting]
overhang MAY NOT project more than 2'-0" into sideyard

tree table

#100	9"	Pecan
#101	8"	Pecan
#102	22"	Live Oak
#118	16"	Lacy Oak
#119	[4] 4"	Crape Myrtle
	[2] 3"	[5] 2"
#131	13"	Pecan
#144	12"	Pecan
#145	13"	Tallow
#146	15"	Tallow
#147	9"	Tallow
#148	21"	Tallow
#160	20"	Live Oak
#191	27"	Pecan



zoning: SF-3 [Old Enfield NPA] [Old West Austin NHRD]
legal description: Lot 30, Enfield G
tax ID: 114080
geographic ID: 0114031018
lot size: 6,960 s.f., per survey dated 06.05.2018 provided by owner

site calculations

building areas	
new house / 1st floor:	1570
new house / 1st floor covered front porch:	46
new house / 1st floor covered side porch:	114
new house / 1st floor covered back porch:	86
new house / 2nd floor:	1202
new house / 2nd floor covered balcony:	56
detached 2-car garage:	442
building coverage	
new house / 1st floor:	1570
new house / 1st floor covered front porch:	46
new house / 1st floor covered side porch:	114
new house / 1st floor covered back porch:	86
detached 2-car garage:	442
impervious coverage	
building coverage:	2258
uncovered concrete side porch:	86
concrete driveway:	426
stepping stones, uncovered steps, stone planter:	100
AC pad:	9
gross floor area	
new house / 1st floor:	1570
new house / 1st floor covered front porch:	0 [46 sf exempted]
new house / 1st floor covered side porch:	0 [114 sf exempted]
new house / 1st floor covered back porch:	0 [86 sf exempted]
new house / 2nd floor:	1202
new house / 2nd floor covered balcony:	0 [56 sf exempted]
detached 2-car garage:	0 [442 sf exempted per subchapter F, 3.3.2.B.1]
front yard impervious cover	
[area of required front yard: 1,625 s.f.]	0 (0.00%)
portion of covered front porch:	
uncovered concrete in frontyard:	

scope of work

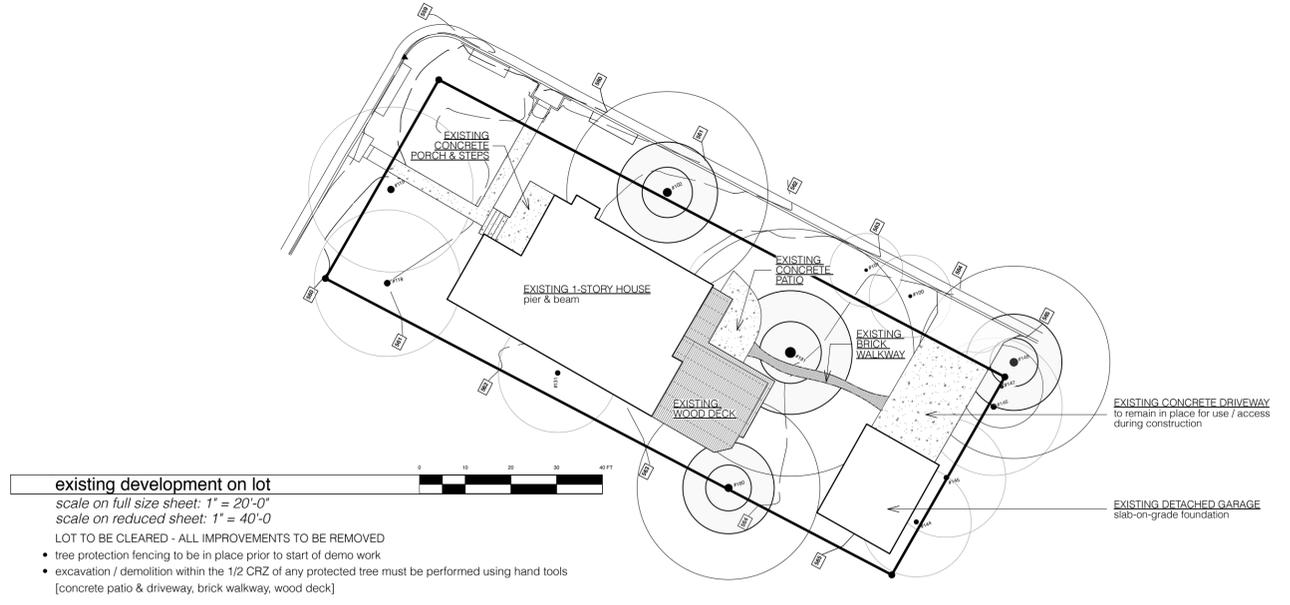
New 2-story house w/ detached 2-car garage, covered front porch, partially covered side porch, covered back porch and covered balcony
Modify curb cut and construct new driveway
No sidewalk exists, fee-in-lieu to be paid

notes

These drawings represent architectural intent ONLY. Structural design and specification to be performed by others
All finish, detailing and materials selections by Owner
Lot Survey was performed under separate contract by Owner
Protected-class trees exist on site - see tree protection plan p. 1b
Project is subject to visitability requirements / local code amendment section R320

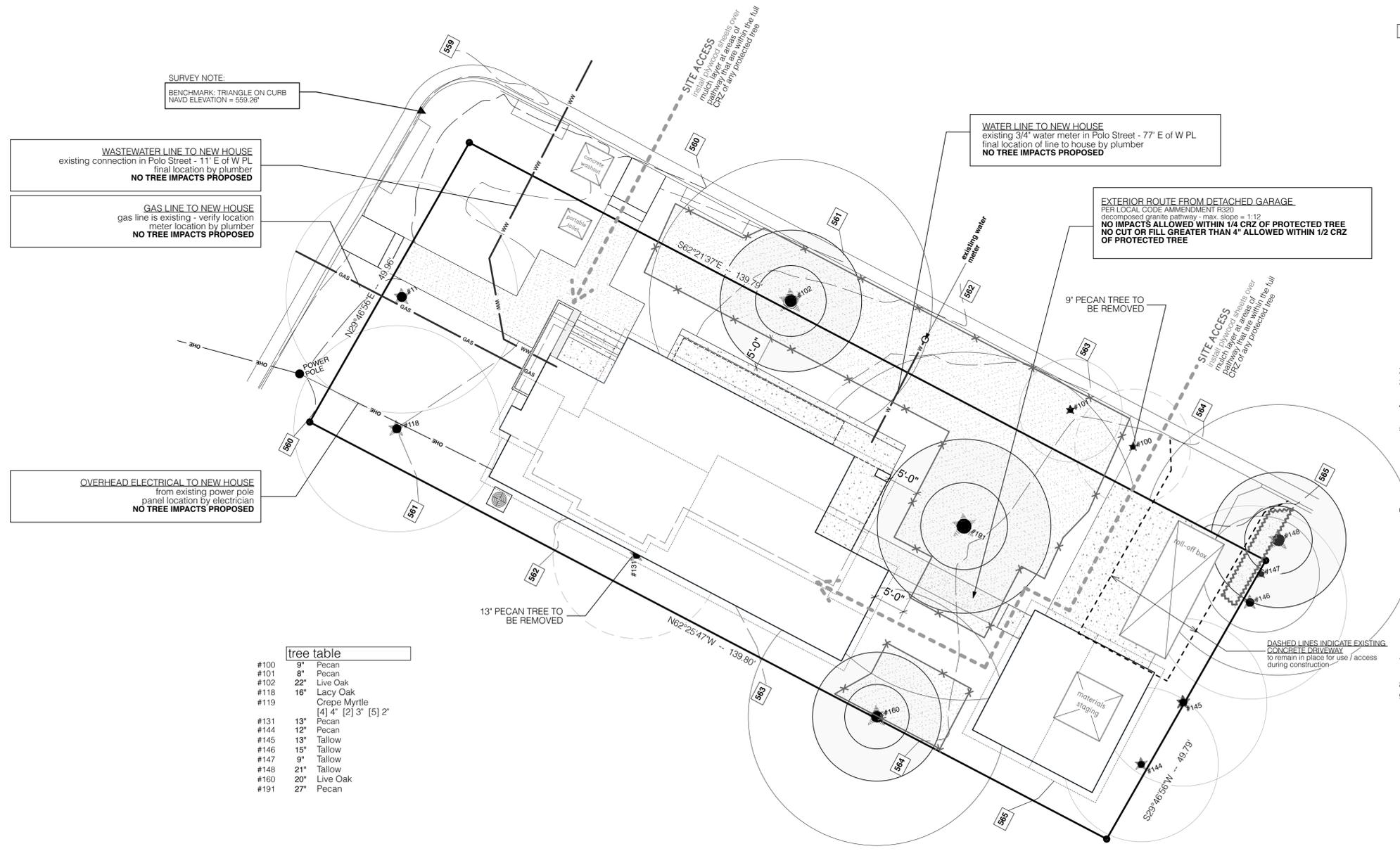
codes

City of Austin Land Development Code
2015 International Residential Code + local amendments
2017 National Electrical Code + local amendments
2015 Uniform Plumbing Code + local amendments
2015 Uniform Mechanical Code + local amendments
2015 International Fire Code + local amendments
2015 International Energy Conservation Code + local amendments



existing development on lot
scale on full size sheet: 1" = 20'-0"
scale on reduced sheet: 1" = 40'-0"
LOT TO BE CLEARED - ALL IMPROVEMENTS TO BE REMOVED

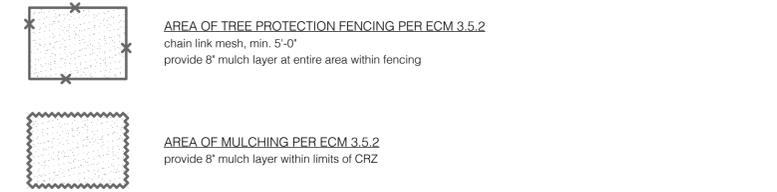
- tree protection fencing to be in place prior to start of demo work
- excavation / demolition within the 1/2 CRZ of any protected tree must be performed using hand tools [concrete patio & driveway, brick walkway, wood deck]



utility trenching / tree protection plan
scale on full size sheet: 1" = 10'
scale on reduced sheet: 1" = 20'

NOTE:
The following items are not allowed to be placed within the 1/2 CRZ's of any protected tree:
portable toilet
roll-off box / trash enclosure
materials staging
concrete washout
see plan for suggested locations - final locations by GC

REFERENCE CITY OF AUSTIN LAND DEVELOPMENT CODE, SECTION 25-8, SUBCHAPTER B, ARTICLE 1
REFERENCE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 3.5.2



- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
- Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
- Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
- Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and by the City Arborist;
 - Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
- Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimized root damage);
 - Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
 - Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives.

Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft (or to the limits of lower branching) in addition to the reduced fencing provided.
- Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
- Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
- Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
- No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree
- Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
- All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
- Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

tree table	
#100	9" Pecan
#101	8" Pecan
#102	22" Live Oak
#118	16" Lacy Oak
#119	Crepe Myrtle [4] 4" [2] 3" [5] 2"
#131	13" Pecan
#144	12" Pecan
#145	13" Tallow
#146	15" Tallow
#147	9" Tallow
#148	21" Tallow
#160	20" Live Oak
#191	27" Pecan



HEIDI GOEBEL ARCHITECT
 ph. 512.454.9884
 heidigoebel@sbcbglobe.net

1815 Polo Road
 NEW 2-STORY HOUSE

ISSUE FOR PERMIT

05.28.2019

p. 2

window schedule

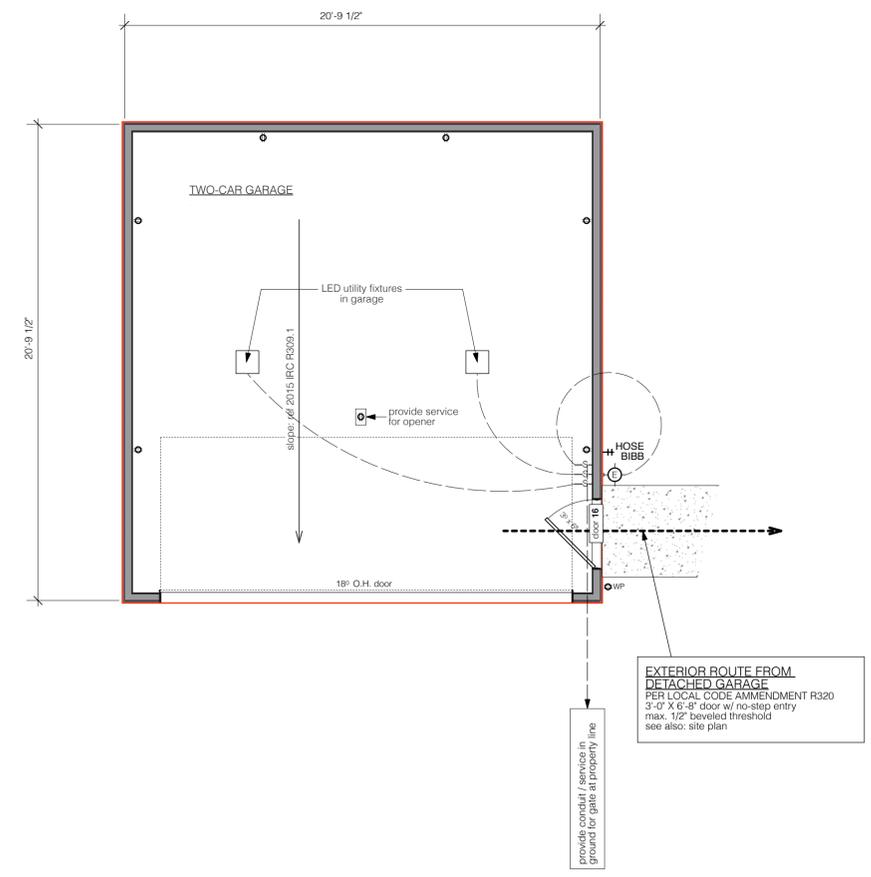
- review window selection & finish w/ owner
- verify rough opening sizes w/ window manufacturer / install windows per manufacturer instruction
- verify egress compliance with manufacturer
- glazing to meet 2015 energy conservation code / COA amendments
- provide screens at operable units

A	2'-0" x 6'-0" fixed window
	header: 8'-0"
	notes: unit to be installed in stone veneer wall at entry
B	1'-0" x 3'-6" fixed window
	header: 7'-0"
C	2'-0" x 4'-6" opr casement
	header: 8'-0"
D	4'-0" x 4'-6" fixed window
	header: 8'-0"
E	4'-0" x 4'-6" fixed window - hazardous location over tub
	header: 8'-0"
	notes: window to be partially frosted - review w/ owner
F	9'-0" x 6'-0" 3 units mull'd together - egress location
	header: 3'-0" x 6'-0" fixed
	3'-0" x 6'-0" casement
	3'-0" x 6'-0" fixed
	header: 8'-0"
G	3'-0" x 8'-0" fixed window in stairwell
	header: 5'-6" above 2nd floor
H	operable casement
	header: 7'-0"
	notes: center in wall under gable peak
J	6'-0" x 5'-0" 2 units mull'd together - egress location
	3'-0" x 5'-0" fixed
	3'-0" x 5'-0" casement
	header: 7'-0"
K	2'-0" x 3'-6" opr casement
	header: 7'-0"
L	9'-0" x 4'-6" 3 units mull'd together
	header: 3'-0" x 4'-6" fixed
	3'-0" x 4'-6" casement
	3'-0" x 4'-6" fixed
	header: 6'-8"
M	4'-0" x 2'-0" fixed window - in shower
	header: 8'-0"
	notes:

door schedule

- review door selection & finish with owner
- review hardware selection & specification with owner
- see floor plans for handing

1	3'-0" x 6'-8" custom entry door - to be selected by owner
	notes: door & installation shall meet requirements of 2015 IRC R311.2, R311.3
	door is installed in tandem with field glazed sidelite & transom windows
2	2'-8" x 8'-0" sc hinged door
	at 1/2 bath: door & installation shall meet requirements of local code amendment R320
	door is outswinging to preserve required clear floor space in 1/2 bath
3	2'-6" x 8'-0" sc hinged door
4	2'-8" x 8'-0" sc pocket door w/ glass lite
5	9'-0" x 8'-0" 3-panel exterior sliding door
6	6'-0" x 8'-0" 2-panel exterior center hinge door
	notes: door & installation shall meet requirements of local code amendment R320
7	2'-8" x 8'-0" sc pocket door
	notes:
8	NOT USED
	notes:
9	2'-6" x 8'-0" sc pocket door
10	2'-8" x 7'-0" sc hinged door
11	2'-6" x 7'-0" sc pocket door
12	2'-6" x 7'-0" sc hinged door
13	2'-0" x 7'-0" sc hinged door
14	3'-0" x 7'-0" sc hinged door - 2 leaves
	notes: provide 180° hinges
15	5'-0" x 7'-0" 2-panel exterior sliding door
16	3'-0" x 6'-8" exterior door
	notes: self-closing & latching

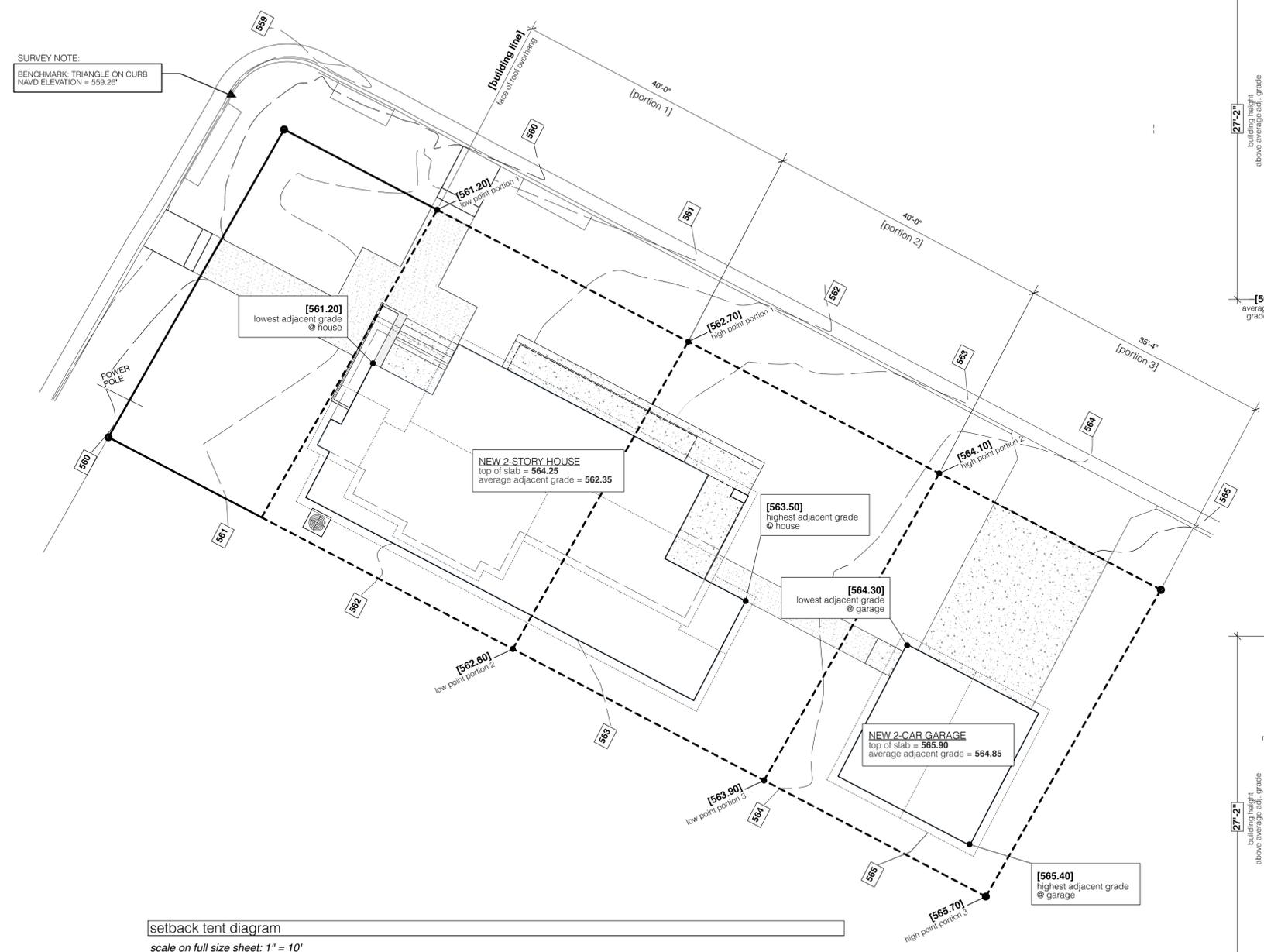


garage floor plan

scale on full size sheet: 1/4" = 1'-0"
 scale on reduced sheet: 1/8" = 1'-0"

- dimensions are generally given to framing
- provide hard wired smoke detectors per 2015 IRC R314
- provide carbon monoxide alarms per 2015 IRC R315
- provide ventilation in bathrooms per 2015 IRC R303.4

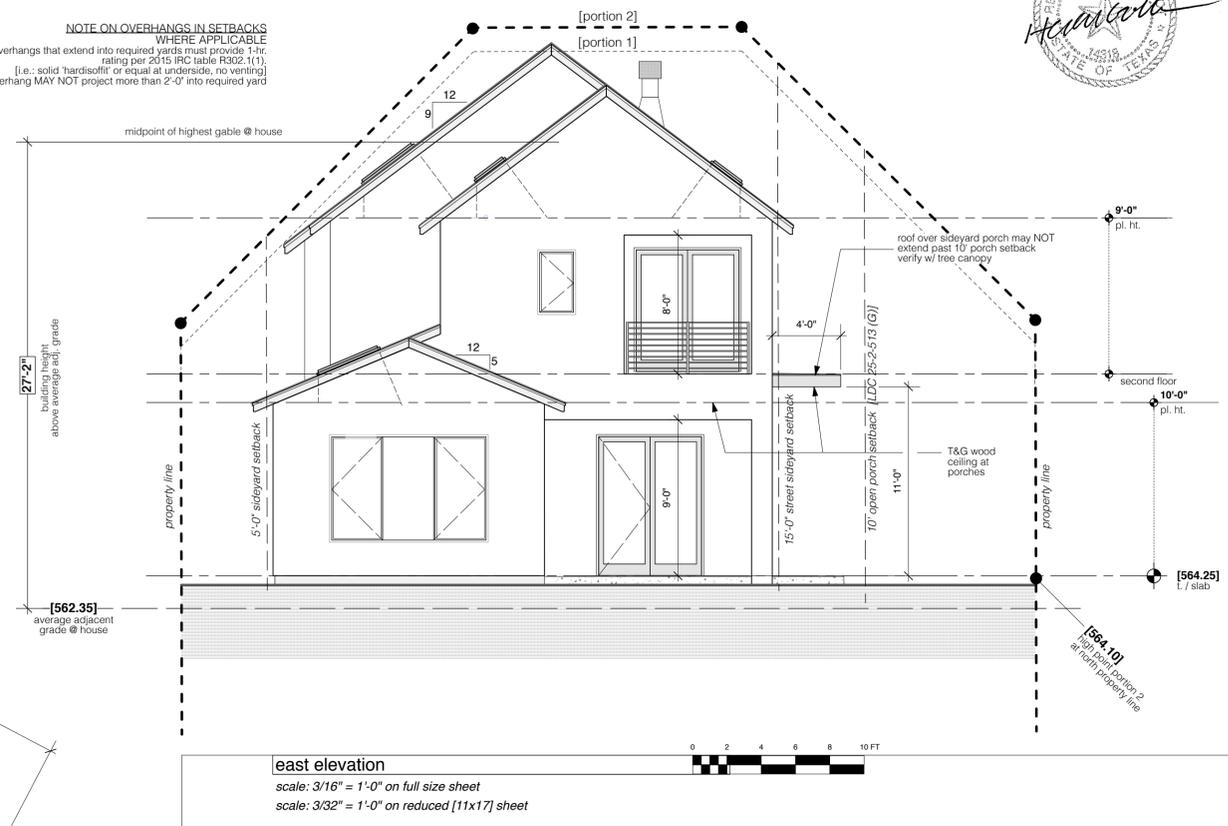
electrical revisions: 05.07.2019 --- minor revisions 04.15.2019



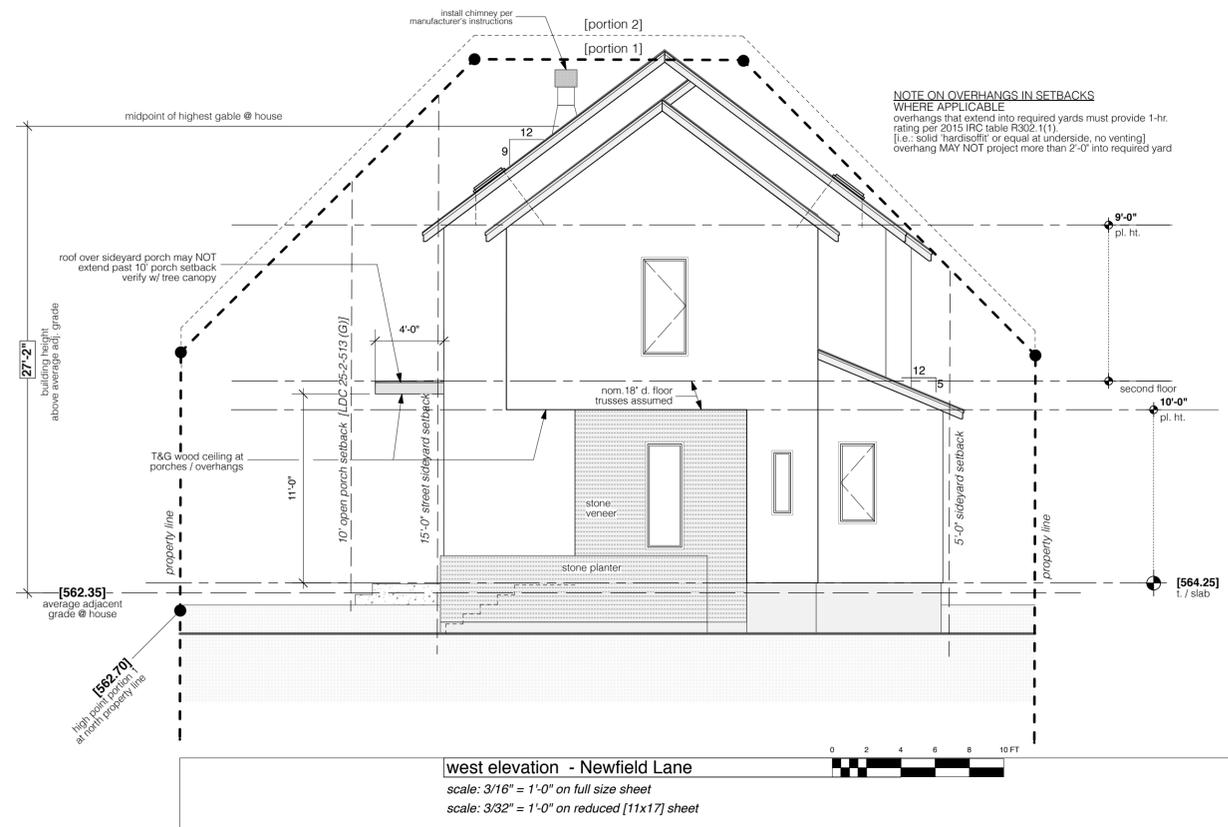
SURVEY NOTE:
 BENCHMARK: TRIANGLE ON CURB
 NAVD ELEVATION = 559.26'

setback tent diagram
 scale on full size sheet: 1" = 10'
 scale on reduced sheet: 1" = 20'
 • elevation points taken from survey dated 06.05.2018

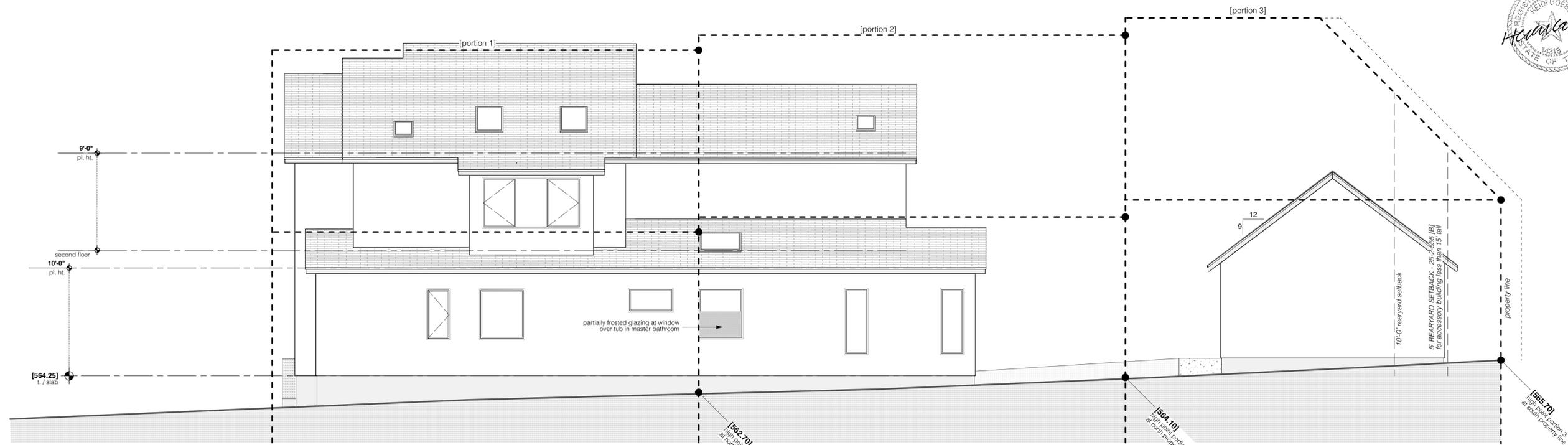
NOTE ON OVERHANGS IN SETBACKS
 WHERE APPLICABLE
 overhangs that extend into required yards must provide 1-hr. rating per 2015 IRC table R302.1(1).
 [i.e.: solid "hardsoffit" or equal at underside, no venting]
 overhang MAY NOT project more than 2'-0" into required yard



east elevation
 scale: 3/16" = 1'-0" on full size sheet
 scale: 3/32" = 1'-0" on reduced [11x17] sheet

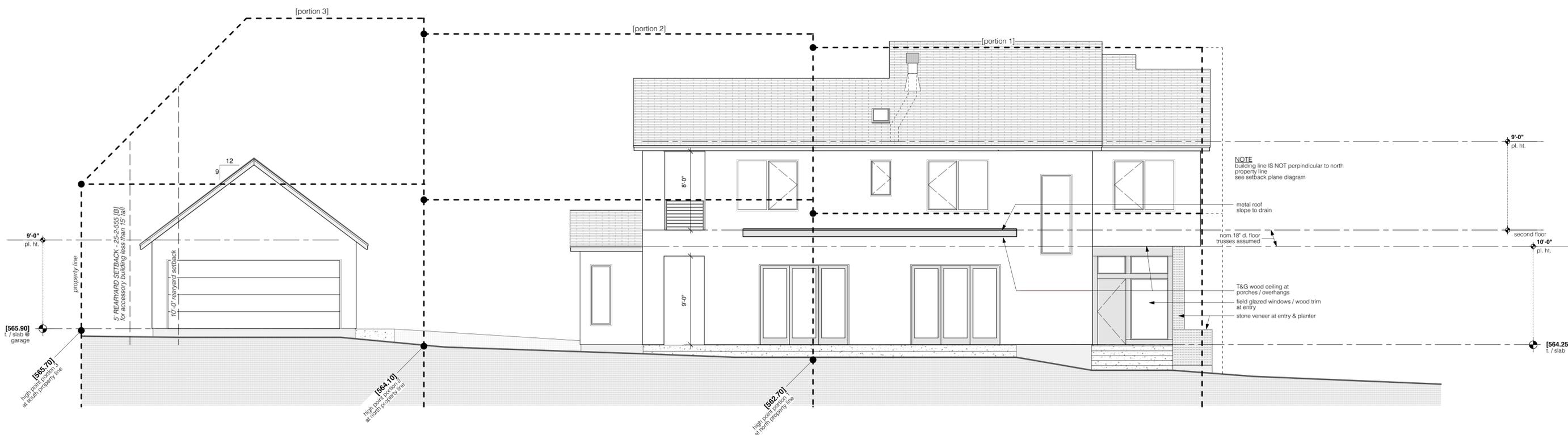


west elevation - Newfield Lane
 scale: 3/16" = 1'-0" on full size sheet
 scale: 3/32" = 1'-0" on reduced [11x17] sheet



south elevation

scale: 3/16" = 1'-0" on full size sheet
scale: 3/32" = 1'-0" on reduced [11x17] sheet



north elevation - Polo Road

scale: 3/16" = 1'-0" on full size sheet
scale: 3/32" = 1'-0" on reduced [11x17] sheet